

# PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R.-2 zone to an R.O. zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for N/A.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

RECEIVED  
BALTIMORE COUNTY  
Aug 31 4 21 PM '81  
COUNTY CLERK  
OF APPEALS  
BY

ATTACHED MEMORANDUM.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: (Type or Print Name)	Legal Owner(s): (Type or Print Name)
Signature	Signature
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner: (Type or Print Name)	8328 Bellona Avenue, 828-6420 Address Phone No.
Signature	Towson, Maryland 21204 City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Jerome Weiner Name
Attorney's Telephone No.:	8328 Bellona Ave. Address
	Towson, Maryland 21204 828-6420 Address Phone No.

BABC-Form 1

RE: PETITION FOR RECLASSIFICATION \* BEFORE THE COUNTY  
from D.R. 2 to R.O. Zone \* BOARD OF APPEALS  
NE/S of Bellona Ave., 218' W \* OF BALTIMORE COUNTY  
of Bellona Lane, 9th District \*  
JEROME WEINER, Petitioner \* Case No. R-82-185 (Item 8,  
Cycle II, 1981)

Please be advised that the Petitioner, JEROME WEINER, 8328 Bellona Avenue, Towson, Maryland 21204 hereby withdraws the Petition for Reclassification from D.R. 2 to R.O. Zone NE/S of Bellona Ave., 218' W of Bellona Lane, 9th District.

*Jerome Weiner*  
JEROME WEINER,  
Petitioner

RECEIVED  
BALTIMORE COUNTY  
MAY 7 12 50 PM '82  
COUNTY CLERK  
OF APPEALS  
BY

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS  
from D.R. 2 to R.O. Zone : OF BALTIMORE COUNTY  
NE/S of Bellona Ave., 218' W of :  
Bellona Lane, 9th District :  
JEROME WEINER, Petitioner : Case No. R-82-185 (Item 8, Cycle II, 1981)

## ORDER TO ENTER APPEARANCE

Please enter the appearance of the undersigned on behalf of Nancy-Bette Hay, J. Thomas Caskey, Jr., John T. Torpey and W. Garner Seim.

*Herbert R. O'Connor, III*  
HERBERT R. O'CONNOR, III  
Cook, Howard, Downes & Tracy  
210 Allegheny Avenue  
Towson, Md. 21204  
Phone: 823-4111

I HEREBY CERTIFY that on this 1st day of April, 1982, a copy of the foregoing Order was hand delivered to Jerome Weiner, Esquire, 8328 Bellona Avenue, Towson, Maryland 21204 and to John W. Hessian, III, Esquire, People's Counsel for Baltimore County, Room 223, Court, House, Towson, Maryland 21204.

*Herbert R. O'Connor, III*  
HERBERT R. O'CONNOR, III

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS  
from D.R. 2 to R.O. Zone : OF BALTIMORE COUNTY  
NE/S of Bellona Ave., 218' W of :  
Bellona Lane, 9th District :  
JEROME WEINER, Petitioner : Case No. R-82-185 (Item 8, Cycle II, 1981)

## ORDER TO ENTER APPEARANCE

To the Honorable, Members of said Board:  
Pursuant to the authority contained in Section 354.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel  
John W. Hessian, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2158

I HEREBY CERTIFY that on this 2nd day of March, 1982, a copy of the foregoing Order was mailed to Jerome Weiner, Esquire, 8328 Bellona Avenue, Towson, Maryland 21204, Petitioner.

*John W. Hessian, III*  
John W. Hessian, III

IN THE MATTER OF THE APPLICATION OF JEROME WEINER FOR RECLASSIFICATION OF PROPERTY from D.R. 2 to R.O. Zone, 218' W. of Bellona Lane, 63' from Bellona Avenue (8328 Bellona Avenue) 9th District  
BEFORE : COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY  
No. R-82-185

## ORDER OF DISMISSAL

Petition of Jerome Weiner for reclassification from D.R. 2 to R.O. of property located 218 feet west of Bellona Lane, 63 feet from Bellona Avenue, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Withdrawal of petition filed May 7, 1982, (a copy of which is attached hereto and made a part hereof) from the Petitioner in the above entitled matter.

WHEREAS, the said Petitioner requests that the petition filed on behalf of said Petitioner be withdrawn as of May 7, 1982.

IT IS HEREBY ORDERED this 13th day of May, 1982, that said petition be and the same is withdrawn and is annulled.

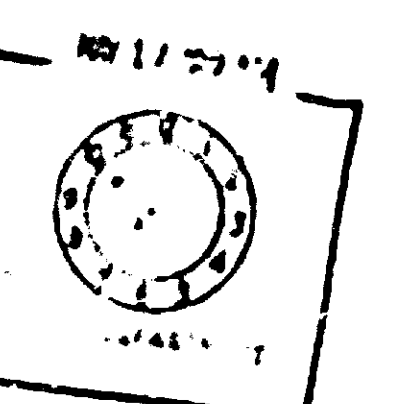
COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

*William T. Fischer*  
William T. Fischer, Chairman  
*Robert P. Zimmerman*  
Robert P. Zimmerman, Secretary  
*Patricia R. Hays*  
Patricia R. Hays

494-2158

*Jerome Weiner*  
Jerome Weiner

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
May 13, 1982



Jerome Weiner, Esquire  
8328 Bellona Avenue  
Towson, Md. 21204

Re: Case No. R-82-185  
Jerome Weiner

Dear Mr. Weiner:

Enclosed herewith is a copy of the Order of Dismissal of Petition passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*Robert P. Zimmerman*  
Robert P. Zimmerman, Secretary

Encl.

cc: Herbert R. O'Connor, III, Esq.  
Mr. Arthur Rantach  
John W. Hessian, III, Esq.  
Mr. W. E. Hammond  
Mr. J. E. Dyer  
Mr. M. E. Corbin  
Mr. J. G. Hanson II  
Board of Education

Memorandum in Support of Reclassification Petition for 8328 Bellona Avenue.

The Petitioner respectfully submits for your consideration the following instrument of approval adopted by the Baltimore County Council in adoption of the Official Comprehensive Zoning Map, 3e(1000' scale) NW-11A (200' scale), inclusive of the subject property. Density, Residential (D.R.2) and contains that the proposed reclassification shall be Residential (R.O.).

1. The County Council adopted a classification of Residential, Office (R.O.) for the property immediately adjacent to the subject property, failing to recognize and consider the existing use of the subject property as residence and professional offices.

2. The County Council failed to recognize and consider the property's proximity to the existing Density, Residential (D.R.16) classification and uses (Ruxton Crossing Apartments to the east and the existing Office Building (O.I.) classification and user (Charleswood Office Building) to the north.

3. The County Council failed to recognize and consider the existing development of the existing Density, Residential (D.R.2 and D.R.3.5) classifications to the west as a one hundred (100) plus cluster of townhouses (Ruxton Crossing).

4. The County Council failed to recognize and consider the property's proximity to the Baltimore Beltway, a major expressway, and Charles Street, a (4) lane major arterial street.

5. The County Council failed to recognize and consider that the subject property falls well within the criteria of the Declaration of Findings and the Statement of Legislative Intent of Sections 203.1 and 203.2, respectively, of the Baltimore County Zoning Regulations.

6. The subject property and improvements, as well as intended changes, meet the use requirements, sign and display requirements, and bulk requirements of Sections 203.3 and 203.4 of the aforementioned Regulations.

7. The County Council failed to recognize and consider the above and that the existing land use of the subject property would lend itself as a logical and appropriate transition between the existing land use to the east and the remaining single family residential use to the west.



# BALTIMORE COUNTY

## ZONING PLANS

### ADVISORY COMMITTEE



#### PETITION AND SITE PLAN

#### EVALUATION COMMENTS

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Jerome Weiner, Esquire  
8328 Bellona Avenue  
Towson, Maryland 21204

RE: Item No. 8 - Cycle No. II  
Petitioner - Jerome Weiner  
Reclassification Petition

Dear Mr. Weiner:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October 1981 - April 1982 reclassification cycle (Cycle II). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before November 30. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

Because of your proposal to reclassify this D.R.2 zoned property to R.O., this hearing is required. In view of the fact that no proposed development of this site was indicated on the submitted site plans, the enclosed comments from this Committee are general in nature. If the reclassification is granted, a public hearing and/or Planning Board review and approval will be necessary prior to development. At this time, more detailed comments will be provided.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the

Item No. 8 - Cycle No. II  
Petitioner - Jerome Weiner  
Reclassification Petition

specific hearing date, which will be between March 1 and June 30, 1982, will be forwarded to you in the future.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Spellman, Larson & Associates, Inc.  
Jefferson Building  
Towson, Maryland 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

September 28, 1981

Mr. William T. Hackett, Chairman  
Board of Appeals  
Court House  
Towson, Maryland 21204

Re: Item #8 Zoning Cycle II (Oct. 1981-Apr. 1982)  
Property Owner: Jerome Weiner  
Location: 218' W. of Bellona Lane 65' N. from centerline  
of Bellona Avenue  
Existing Zoning: D.R. 2  
Proposed Zoning: R-O  
Acres: 0.68 District: 9th

Dear Mr. Hackett:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

This property comprises Lot 4 of the recorded plat of "Madleigh", G.L.B. 19, Folio 26.

#### Highways:

Bellona Avenue, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way, with roadway improvements of varying width on a varying width right-of-way in this vicinity under Contract 81192 RMO, Job Order 5-2-656, (See Drawing 79-0390, File 5).

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

#### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

#### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #8 Zoning Cycle II (Oct. 1981-Apr. 1982)  
Property Owner: Jerome Weiner  
Page 2  
September 28, 1981

#### Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

#### Water and Sanitary Sewer:

There are 6, 8 and 48-inch public water mains in Bellona Avenue (present alignment), and a 12-inch public water main along the frontage of this subdivision (former Bellona Avenue alignment).

There is 8-inch public sanitary sewerage within a Baltimore County utility easement within and contiguous to the rear property line of this property.

Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:sg

cc: Jack Wimbley  
John Trenner

S-SE Key Sheet  
43 NW 3 & 4 Pos. Sheets  
NW 11 A Topo  
69 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GENDER  
DIRECTOR

October 29, 1981

Mr. William Hackett - Chairman  
Board of Appeals  
Room 219 - Court House  
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #8, Zoning Cycle II, - 1981, are as follows:

Property Owner: Jerome Weiner  
Location: 218' W. of Bellona Lane 65' N. from centerline of Bellona Avenue  
Acres: 0.68  
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject property is located in a Traffic Level of Service Area controlled by a "D" intersection.

If the petition is granted R.O., the owner would have to comply with Section 203 of the Baltimore County Zoning Regulations.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development

JLW:rh



Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

October 8, 1981

Mr. William Hackett  
Chairman, Board of Appeals  
Office of Law, Courthouse  
Towson, Maryland 21204

Cycle II - Meeting of September 14, 1981  
Item No. - 8  
Property Owner: Jerome Weiner  
Location: 218' W. of Bellona Lane 65' N. from centerline of Bellona Avenue  
Existing Zoning: D.R. 2  
Proposed Zoning: R-O  
Acres: 0.68  
District: 9th

Dear Mr. Hackett:

The proposed R-O zoning can be expected to generate approximately 190 additional trips per day.

The intersection of Charles Street and Kenilworth Drive is at level of service D.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Associate II

MSF/r1j



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

September 30, 1981

Mr. Walter Reiter, Chairman  
Board of Appeals  
Court House  
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #8, Zoning Advisory Committee Meeting II, are as follows:

Property Owner: Jerome Weiner  
Location: 218' W. of Bellona Lane 65' N. from centerline of Bellona Avenue  
Existing Zoning: D.R. 2  
Proposed Zoning: R-O  
Acres: 0.68  
District: 9th

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

Very truly yours,

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP/mgt





BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

October 9, 1981

Mr. William Hammond cc: William Hackett  
Zoning Commissioner Chairman of Board of Appeals  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Jerome Weiner

Location: 218' W. of Bellona Lane 65' N. from centerline of Bellona Avenue

Item No.: 8 Zoning Agenda: Meeting of September 14, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/mj/cm

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

William Hackett-Chairman  
Board of Appeals  
TO: \_\_\_\_\_ Date: September 23, 1981  
CC: Nick Commodari  
FROM: Charles E. Burnham  
CYCLE II - 1981  
Item #8 Zoning Advisory Committee Meeting 9-14-81  
SUBJECT: \_\_\_\_\_

Property Owner: Jerome Weiner  
Location: 218' W. of Bellona Lane 65' N from centerline of Bellona Ave  
Existing Zoning: D.R. 2  
Proposed Zoning: R-0

Acres: 0.68  
District: 9th

In conversion of dwelling "Use Group R-3 to office use group "B", Section 202 of the Baltimore County Building Code, Section 105.2 requires certain improvements to be made to upgrade the structure to the proposed commercial usage.

A change of occupancy permit and an alteration permit are required. Plans showing how the structure will be made to comply with the new code requirements as well as the Section 05.01.07 Code of Maryland Regulations (Handicapped Code) shall be submitted along with a permit application before a permit can be issued. The structure shall not be occupied as a new use group until the alterations are complete and an occupancy permit is issued.

*[Signature]*  
Charles E. Burnham  
Plans Review Chief

CEB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 9/22/81

Mr. Walter Reiter  
Chairman, Board of Appeals  
Baltimore County Office Building  
1.11 West Chesapeake Avenue  
Towson, Maryland 21204

Zoning Cycle #11 - 1981  
Meeting of 9/14/81

RE: Item No: 8  
Property Owner: Jerome Weiner  
Location: 218' W. of Bellona Lane 65' N. from centerline of Bellona Ave.  
Present Zoning: D.R. 2  
Proposed Zoning: R-0  
Acreage: 0.68

### School Situation

School	Enrollment	Capacity	Over/Under
Elementary			
Junior High			
Senior High			

Comments: acreage too small to have an effect on student population.

Student Yield With: Existing Zoning And Proposed Zoning

Very truly yours,  
*[Signature]*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

Barry Butanis - Office of Law

January 17, 1983

Arlene January - Zoning Office

Collection of Funds for  
Petitioner, Jerome Weiner  
Petition for Reclassification  
Case No. R-82-185

Enclosed are copies of correspondence relating to the outstanding advertising costs of the subject matter. Mr. Weiner has the first full page advertisement costs in the amount of \$96.89 paid. On July 29, 1982, I telephoned Mr. Weiner and informed him that he still owed our office \$114.90 (\$52.75 for the second full page advertisement costs and \$62.15 for the individual advertisement and posting costs of the property). At that time, Mr. Weiner informed me that he was disabled and could not work. I informed him that I would have to forward the matter to the Office of Law for collection.

The end result of Mr. Weiner's reclassification case was a Dismissal obtained on May 13, 1982. If there is any other information you need, please call me on 494-3391. I appreciate your help in collecting these outstanding bills.

Arlene January  
Legal Secretary I

TO: *[Signature]* DATE: 6-3-83

FROM: Office of Law

RE: *[Signature]*  
*[Signature]*  
Case No. R-82-185 - \$114.90

( ) ACCOUNT RETURNED. ( ) Under \$100. ( ) Update interest and return.

( ) Unable to locate, abatement suggested. ( ) To be abated by Assessment Office.

( ) File claim (forwarding a copy of same to this office) in:

( ) Bankruptcy—Case No. \_\_\_\_\_

( ) Receivership—Case No. \_\_\_\_\_, Circuit Court for Baltimore County/City.

(X) Paid with attached check number 171.

(X) In full. ( ) Open Installment Account.

( ) Deposit in Installment Account No. \_\_\_\_\_

( ) Credit check towards interest accrued on our judgment.

( ) Waive additional interest.

( ) Includes court costs—Return check(s) to undersigned as follows:

\$ \_\_\_\_\_ District Court of Maryland for Baltimore County.

\$ \_\_\_\_\_ Circuit Court of Maryland for Baltimore County.

( ) Paid per \_\_\_\_\_

( ) Other: \_\_\_\_\_

( ) Received from Office of Law \$ \_\_\_\_\_ in cash.

By: \_\_\_\_\_ Date: \_\_\_\_\_

(X) Our file closed.

( ) Upon receipt of court costs and filing of Order of Satisfaction.

*[Signature]*  
B. Michael J. Moran  
Assistant County Attorney  
Chief of Collections  
MICHAEL J. MORAN  
ASSISTANT COUNTY ATTORNEY  
COURTHOUSE, MEZZANINE  
TOWSON, MD 21204 (494-2617)

Mr. Jerome Weiner  
8328 Bellona Ave.  
Towson, Maryland 21204

March 2, 1982

### NOTICE OF HEARING

RE: Petition for Re-classification  
Begin. 65' N of centerline of Bellona Ave.,  
218' W of centerline of Bellona Lane  
Jerome Weiner - Petitioner  
Case # R-82-185

TIME: 10:00 A.M.

DATE: Thursday, April 1, 1982

PLACE: Room 218, Courthouse, Towson, Maryland

cc: John W. Hessian, III  
People's Counsel

*[Signature]*  
William T. Hackett  
William T. Hackett, Chairman  
County Board of Appeals



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

March 23, 1982

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

Jerome Weiner, Esquire  
8328 Bellona Avenue  
Towson, Maryland 21204

RE: Petition for Reclassification  
Begin. 65' N of cl of Bellona Ave., 218 W of cl of  
Bellona Ln.  
Case #R-82-185 Item #8 - cycle II

Dear Mr. Weiner:

This is to advise you that \$62.15 is due for advertising and posting of the above property. This is the final bill.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,  
*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

NOTE: \$96.89 1st page add & \$52.75 2nd full page add still remain unpaid.  
WEH:kfr

### PETITION FOR RE-CLASSIFICATION

9th DISTRICT

ZONING: Petition for Re-classification  
LOCATION: Beginning 65 ft. North of centerline of Bellona Avenue,  
218 ft. West of centerline of Bellona Lane

DATE & TIME: Thursday, April 1, 1982 at 10:00 A.M.

PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: D.R.2  
Proposed Zoning: R.O.

All that parcel of land in the Ninth District of Baltimore County.

Being the property of Jerome Weiner as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, April 1, 1982 at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF  
WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY





**SPELLMAN, LARSON  
& ASSOCIATES, INC.**

SUITE 110 - JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
823-3535

ROBERT E. SPELLMAN, P.L.S.  
JOSEPH L. LARSON  
LOUIS J. PALECKI, P.E.  
ALBERT REMY  
MARK C. MARTIN

**DESCRIPTION FOR REZONING, NUMBER 8328 BELLONA AVENUE, EIGHTH DISTRICT**

BALTIMORE COUNTY, MARYLAND

Beginning for the same at the two following distances from the center line of Bellona Lane and the center line of Bellona Avenue Westerly measured along the center line of Bellona Avenue 218 feet more or less and Northerly 65 feet more or less said point being also on the North side of Bellona Avenue as previously located but still being dedicated to public use and running thence and binding on the Northwest side of Bellona Avenue as previously located Northeasterly by a curve to the left with a radius of 215.33 feet the distance of 125 feet thence leaving said Northwest side of Bellona Avenue and running North 44 Degrees 07 Minutes 45 Seconds West 218.27 feet South 78 Degrees 38 Minutes West 35.00 feet and South 20 Degrees 41 Minutes 25 Seconds East 227.44 feet to the place of beginning.

Containing 0.68 acres of land more or less

8/28/81



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING  
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING  
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
474-3353

January 16, 1982

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

Jerome Weiner, Esquire  
8238 Bellona Avenue  
Towson, Maryland 21204

**RE: Petition for Reclassification  
218' W of Bellona La., 65' N from centerline of  
Bellona Avenue  
Jerome Weiner, Petitioner  
Cycle #2 - Item #8**

Dear Mr. Weiner:

This is to advise you that \$96.89 is due for the first advertising of the above property. Two additional bills will be forwarded to you in the near future. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WTH:mch

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

William F. Jett-Chairman  
Board of Appeals  
Date: September 23, 1981  
TO: Nick Commodari  
FROM: Charles E. Burnham  
SUBJECT: Item #8 Zoning Advisory Committee Meeting 9-11-81

Property Owner: Jerome Weiner  
Location: 218' W. of Bellona Lane 65' N from centerline of Bellona Ave  
Existing Zoning: D.R. 2  
Proposed Zoning: R-0

Acres: 0.68  
District: 9th

In conversion of dwelling "Use Group R-3 to office use group "B", Section 202 of the Baltimore County Building Code, Section 105.2 requires certain improvements to be made to upgrade the structure to the proposed commercial useage.

A change of occupancy permit and an alteration permit are required. Plans showing how the structure will be made to comply with the new code requirements as well as the Section 05.01.07 Code of Maryland Regulations (Handicapped Code) shall be submitted along with a permit application before a permit can be issued. The structure shall not be occupied as a new use group until the alterations are complete and an occupancy permit is issued.

*Charles E. Burnham*  
Charles E. Burnham  
Plans Review Chief

RECEIVED  
BALTIMORE COUNTY  
CLERK OF COURTS  
SEP 23 10 50 AM '81  
BY: [Signature]

September 30, 1981

Mr. Walter Reiter, Chairman  
Board of Appeals  
Court House  
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #8, Zoning Advisory Committee Meeting for Cycle II, are as follows:

Property Owner: Jerome Weiner  
Location: 218' W. of Bellona Lane 65' N. from centerline of Bellona Avenue  
Existing Zoning: D.R. 2  
Proposed Zoning: R-0  
Acres: 0.68  
District: 9th

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

Very truly yours,

*Jan J. Foyt*  
Jan J. Foyt, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP/mx

494-3180

**County Board of Appeals**

Room 219, Court House  
Towson, Maryland 21204  
February 26, 1982

Jerome Weiner, Esquire  
8328 Bellona Avenue  
Baltimore, Md. 21204

Re: Item #8, Case #R-82-185  
Cycle II, Jerome Weiner

Dear Mr. Weiner:

Your case has been assigned for hearing before the Board during the normal cycle period for reclassification petitions. Written and public notice of the date of the hearing has either been given or is in the process of publication.

The Board has been informed that there are presently pending in the Circuit Court for Baltimore County three separate suits, all of which directly question the validity of the adoption of the 1980 comprehensive zoning map by the County Council of Baltimore County. The suits to which we refer are:

Home Builders Assn. of Md., Inc., et al. v. Baltimore County, Md., et al - Circuit Court Equity #107047

Isaac A. Jones v. Baltimore County, Md., et al - Circuit Court Equity #108029

Shoptco Reisterstown Associates, et al v. Baltimore County, Md., et al - Circuit Court Equity #107318.

The Board, of course, is not involved in those suits and consequently will not be asked to express any opinion on the enactment question. However, we are concerned that the parties to the pending reclassification cases be made aware that there will probably be a judicial decision on the question sometime in the future, and if the Circuit Court should find that the maps were, in fact, improperly enacted, and that decision is affirmed by an appellate court, the various parties to reclassification cases might then be placed in the position of having expended time and money in the preparation and trial of their cases based on the comprehensive map which legally might not exist. The Board has, therefore, determined that it will afford each of the petitioners in the pending reclassification cases the opportunity to review the pending Circuit Court cases and make their individual determination as to whether they wish to proceed at this time to fully try their reclassification case or whether they would prefer not to take that risk and ask the Board for a continuance of their case without hearing until such time as there has been a definitive ruling by the courts on the question of the validity of the 1980 maps.

Page Two

Since there must be some limit to the period of time within which a decision should be made and communicated to the Board, it has been decided that all requests for postponements made pursuant hereto must be delivered in writing to the Board on or before March 15, 1981.

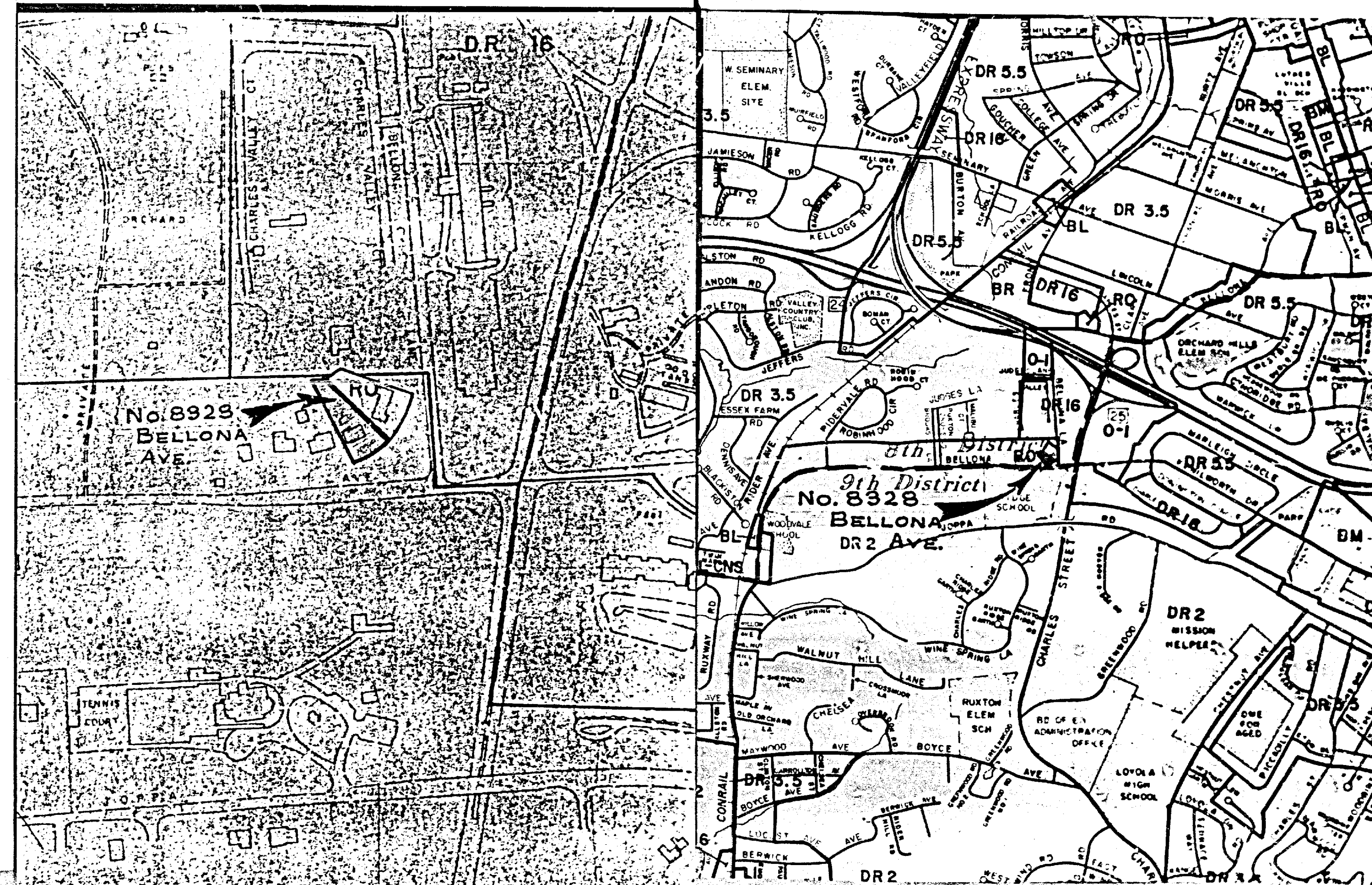
The Board has attached one very important provision to its willingness to co-operate in the granting of postponements for the purpose outlined above, which is that it will not countenance the use of the reasons given above for a postponement for other reasons and, therefore, if a case is postponed for the reason given above it must remain inactive until there is a definitive action from the courts. Therefore, parties are cautioned that if they do, in fact, seek a postponement because of the doubt surrounding the validity of the enactment of the 1980 comprehensive maps, they will be required to wait until there is a decision from the courts on the question before the Board will again assign their case no matter how long the case is suspended.

The purpose of this communication is to alert all parties of record involved of the Board's intention if a request is timely submitted.

Very truly yours,

*William F. Jett*  
William F. Jett, Chairman

WTH:e





**Petition for Re-Classification**  
7TH DISTRICT  
ZONING: Petition for Re-classification  
LOCATION: Beginning 65' N of centerline of Bellona Avenue, 218' W of centerline of Bellona Lane  
DATE & TIME: Thursday, April 1, 1982 at 10:00 A.M.  
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland  
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:  
Present Zoning: D.R. 16  
Proposed Zoning: R.O.  
All that parcel of land in the Ninth District of Baltimore County, Maryland, being the same as the two following distances from the center line of Bellona Avenue and the center line of Bellona Lane: one Westerly measured along the center line of Bellona Avenue 218 feet more or less and Northerly 65 feet more or less said point being also on the North side of Bellona Avenue and running North 44 degrees 07 minutes 38 seconds West 218.27 feet South 78 degrees 38 minutes 38 seconds East 227.44 feet South 20 degrees 41 minutes 25 seconds East 216.37 feet to the place of beginning. Containing 0.46 acres of land more or less.  
Being the property of Jerome Weiner as shown on the plan filed with the Zoning Department.  
Hearing Date: Thursday, April 1, 1982 at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland.  
BY ORDER OF  
William T. Hackett, Chairman  
County Board of Appeals of Baltimore County

**The Times**  
Middle River, Md., March 10, 1982  
This is to Certify, That the annexed  
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 1st day of April, 1982.  
Publisher.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 105740  
DATE 3/8/82 ACCOUNT 01-662  
AMOUNT \$50.00  
RECEIVED Jerome Weiner  
FROM Filing Fee for Case #R82-185 (Weiner)  
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353  
March 4, 1982  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER

Mr. Jerome Weiner  
8328 Bellona Avenue  
Towson, Maryland 21204  
RE: Petition for Reclassification  
Begin. 65' N of centerline of Bellona Ave.,  
218' W of centerline of Bellona Lane.  
Jerome Weiner - Petitioner  
Case #R-82-185

Dear Mr. Weiner:  
This is to advise that \$52.75 is due for the 2nd full page add of the cycle 2 billing. You have already been billed for the 1st full page add. A third bill for the individual advertising and posting of the above property will be forthcoming. All bills must be paid before an order is issued.  
Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as soon as possible.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 117659  
DATE 5/12/83 ACCOUNT R-01-615-000  
AMOUNT \$114.90  
RECEIVED Jerome Weiner  
FROM 2nd full page ad and individual ad in Case R82-185  
VALIDATION OR SIGNATURE OF CASHIER

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., March 11, 1982.  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 1st day of April, 1982, the 11th day of March, 1982.  
THE JEFFERSONIAN,  
L. L. ...  
Manager.  
Cost of Advertisement, \$...

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 9th  
Date of Posting 3-11-82  
Posted for: Reclassification  
Petitioner: Jerome Weiner  
Location of property: Begin. 65' N of centerline of Bellona Ave., 218' W of centerline of Bellona Lane.  
Location of Sign: Station sign in front of P. 82 Bellona Ave. H. sign approx. 75' in North of station sign.  
Remarks: A.D. ...  
Fused by: A.D. ...  
Date of return: 3-18-82  
Number of Signs: 2



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 85098  
DATE 3/21/82 ACCOUNT 01-712  
AMOUNT \$10.50  
RECEIVED Cook, Howard, Davis and Tracy  
FROM 1st full page add for Case #R-82-185 (Weiner)  
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 105829  
DATE 3/25/82 ACCOUNT 01-662  
AMOUNT \$96.89  
RECEIVED Lawrence E. ...  
FROM 1st full page add for Case #R-82-185 (Weiner)  
VALIDATION OR SIGNATURE OF CASHIER

